



This is a digital copy of a book that was preserved for generations on library shelves before it was carefully scanned by Google as part of a project to make the world's books discoverable online.

It has survived long enough for the copyright to expire and the book to enter the public domain. A public domain book is one that was never subject to copyright or whose legal copyright term has expired. Whether a book is in the public domain may vary country to country. Public domain books are our gateways to the past, representing a wealth of history, culture and knowledge that's often difficult to discover.

Marks, notations and other marginalia present in the original volume will appear in this file - a reminder of this book's long journey from the publisher to a library and finally to you.

Usage guidelines

Google is proud to partner with libraries to digitize public domain materials and make them widely accessible. Public domain books belong to the public and we are merely their custodians. Nevertheless, this work is expensive, so in order to keep providing this resource, we have taken steps to prevent abuse by commercial parties, including placing technical restrictions on automated querying.

We also ask that you:

- + *Make non-commercial use of the files* We designed Google Book Search for use by individuals, and we request that you use these files for personal, non-commercial purposes.
- + *Refrain from automated querying* Do not send automated queries of any sort to Google's system: If you are conducting research on machine translation, optical character recognition or other areas where access to a large amount of text is helpful, please contact us. We encourage the use of public domain materials for these purposes and may be able to help.
- + *Maintain attribution* The Google "watermark" you see on each file is essential for informing people about this project and helping them find additional materials through Google Book Search. Please do not remove it.
- + *Keep it legal* Whatever your use, remember that you are responsible for ensuring that what you are doing is legal. Do not assume that just because we believe a book is in the public domain for users in the United States, that the work is also in the public domain for users in other countries. Whether a book is still in copyright varies from country to country, and we can't offer guidance on whether any specific use of any specific book is allowed. Please do not assume that a book's appearance in Google Book Search means it can be used in any manner anywhere in the world. Copyright infringement liability can be quite severe.

About Google Book Search

Google's mission is to organize the world's information and to make it universally accessible and useful. Google Book Search helps readers discover the world's books while helping authors and publishers reach new audiences. You can search through the full text of this book on the web at <http://books.google.com/>

The Cleveland zone plan.

HARVARD UNIVERSITY



**FRANCES LOEB LIBRARY
GRADUATE SCHOOL OF DESIGN**

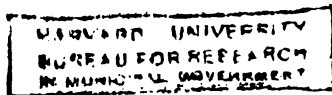
DATE DUE

NAC 100007 Cls 1001
The Cleveland zone plan; report to
Loeb Design Library
AQ273

~~L 8 Box~~ ~~copy~~

~~100-966,399.35~~

THE CLEVELAND ZONE PLAN



Report to the City Plan Commission
Outlining Tentative Zone Plan for
Cleveland, by Robert H. Whitten and
Frank R. Walker, City Plan Advisors



CITY OF CLEVELAND
CITY PLAN COMMISSION
1921

OCT 29 1934

CITY OF CLEVELAND

W. S. FITZGERALD, Mayor

CITY PLAN COMMISSION

O. P. VAN SWERINGEN, *Chairman*

F. F. PRENTISS

MORRIS A. BLACK, *Vice Chairman*

WM. G. MATHER

H. M. FARNSWORTH

EX-OFFICIO MEMBERS

WM. B. WOODS, *Director of Law*

CLARENCE S. METCALF, *Director of Finance*

ALEX BERNSTEIN, *Director of Public Service*

THOMAS S. FARRELL, *Director of Public Utilities*

DUDLEY S. BLOSSOM, *Director of Public Welfare*

FRED W. THOMAS, *Director of Parks and Public*

ANTON B. SPROSTY, *Director of Public Safety*

Property

WALTER I. ROBINSON, *Executive Secretary*

CONSULTANTS

Robert H. Whitten, *Special City Plan Advisor*

Frank R. Walker, *General City Plan Advisor*

Robert Hoffman, *Commissioner of Engineering*

STAFF

C. E. Conley, *Engineer*

Harry B. Brainerd, *Architect*

A. H. C. Shaw, *Engineer*

Wm. A. Strong, *Landscape Architect*

W. P. Wood, *Draftsman*

ZONING is a first essential to the securing of a measure of orderliness in the building of the city. The common sense of the average citizen leads to a degree of order in the home, the store and the factory that is all but lacking in the life and work of the community as a whole. For want of a well-considered plan of building development each man builds without reference to his neighbor. The result is chaotic. Haphazard growth is inefficient, wasteful and ugly. Why not use the same forethought and care in the building of our community home that each sane man uses in the building of his individual home or factory? Zoning is the direction of building development along orderly and well-considered lines of city growth. On the economic side, zoning means increased industrial efficiency and the prevention of enormous waste. On the human side, zoning means better homes and an increase of health, comfort and happiness for all the people.

NAC
1620, 27
Cle
1921
c 2

THE CLEVELAND ZONE PLAN

THE state zoning statute provides that zoning plans may be prepared by the City Plan Commission and that such plans, if adopted by the council after public hearings have been held, shall have the force of law. The City Plan Commission realizes fully that plans of this kind before being adopted should have the benefit resulting from their study and criticism by property owners and civic and business organizations throughout the city. The plan herewith presented is not a final plan, but merely a draft in tentative form to secure public discussion and criticism. As a result of such discussion, the plans now submitted will be

thoroughly revised before their final submission to the city council.

Citizens are requested to confer with the advisors of the commission in the City Hall and make known their wishes as to the proposed zoning. Each civic and commercial organization is especially requested to appoint a committee to go over these plans in detail and submit recommendations to the commission and its advisors. Every recommendation will receive most careful consideration. The final plan will be the result of the joint efforts and best thought of all concerned in the direction of building development along orderly and well considered lines of city growth.

Shall the mass of the population of the great city of the future be housed

like this? or like this?



Zoning is the only safeguard against excessive congestion.

WHAT ZONING DOES

ZONING is a conscious, intelligent effort to direct the building of the city in accord with a well-considered plan. Like good housekeeping it provides a place for everything and tries to keep everything in its place. Like good industrial management it plans for an orderly growth and expansion of the plant. Zoning divides the land area of the city into residence, business and industrial districts and prevents the erection of business or industrial buildings

has one of the best examples of this wasteful development.

Zoning will centralize local business in well defined local business centers. This will facilitate the transaction of business. It will improve land and rental values in the business sections, while at the same time conserving values in the residence sections.

Zoning will keep the apartments out of the private house sections. The coming of the apartment drives out the private home.



The Small Store Projecting to the Sidewalk Line in the Middle of a Residence Block

in the residence districts or of industrial buildings in the business districts.

Zoning prevents the development of great blighted areas near the heart of the city. Unless some definite limit is fixed to the distance that business may spread out from the central business area one block after another is abandoned by the resident owners until great areas are affected that will never be needed for business and the typical blighted district results. St. Louis

Only by setting definite limits to the spread of the apartment can the city be preserved as a city of homes.

Zoning will prevent congestion of population. In addition to confining tenement house construction to certain areas, zoning will prevent excessive crowding even in the tenement areas. This will be accomplished by requiring a minimum number of square feet of lot area for each family for which the tenement is arranged.

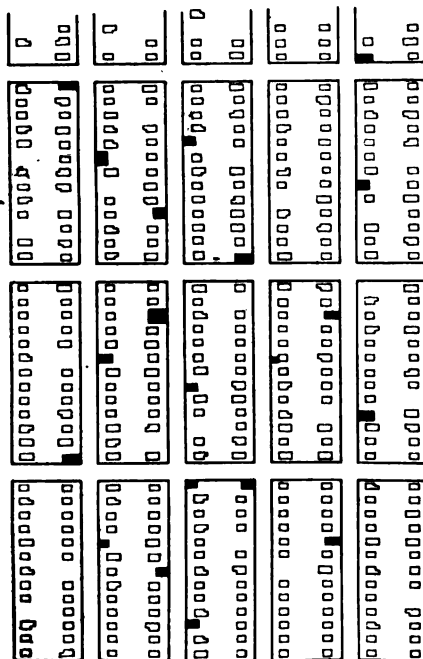
Zoning is essential to preserve the morale of the various neighborhoods or communities into which the city is divided. Zoning creates confidence that the existing character of the neighborhood will be preserved. Such confidence is essential to the improvement of the area and to the maintenance of a vigorous local civic pride and spirit.

Zoning enforces a certain degree of cooperation among property owners for their mutual advantage and protection. A certain degree of uniformity in the development of a block or area is beneficial to all owners. This is the meaning of restrictive covenants in all better class residential developments. Zoning applies the principle

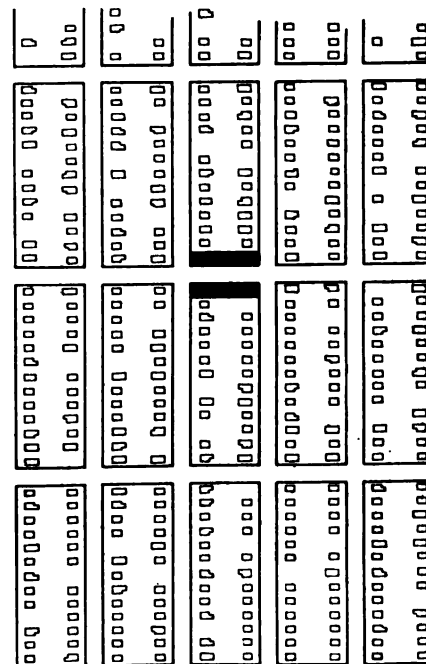
Which is the Common Sense Plan ?

Stores & Dwellings Arranged

Like this ?



or Like this ?



■ Store □ Dwelling

Zoning requires each owner so to use his property as not to injure his neighbor. Without zoning the individual owner is powerless to prevent the destruction of the value of his property. Only by submitting to some restriction on his power to do with his own just as he pleases is he himself able to obtain protection.

ple of the restrictive covenant in so far as it can be used to promote public as distinct from purely private ends.

Zoning will limit the height of buildings differently in different parts of the city. The height limits will be those appropriate for the various classes of use. No owner will be permitted to appropriate for the

use of his building an undue share of the common stock of light and air. Without a height limit the tendency is for each new office or hotel building to push up higher than its neighbors in order to get more light and air. This competition to build the highest building with its attendant street traffic congestion will be stopped by zoning.

Zoning will conserve property values. Haphazard development is bound to be costly and uneconomic development. Zoning will save enormous waste in building construction. With uncontrolled building development the construction of a new building in a neighborhood often means a

net loss in the aggregate value of the buildings of that neighborhood. With zoning each new building increases the aggregate value in an amount equal to and usually in excess of its own cost.

Zoning will attract money to a city for investment in real estate. Large lending institutions will be inclined to favor those cities in which their investments will be afforded the safeguard of a comprehensive zoning plan. Failure to provide the zoning safeguard is as inexcusable as failure to protect property against destruction by fire.

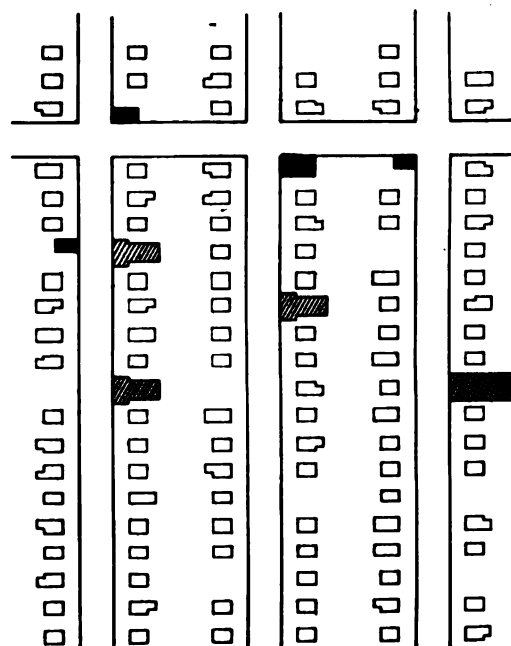
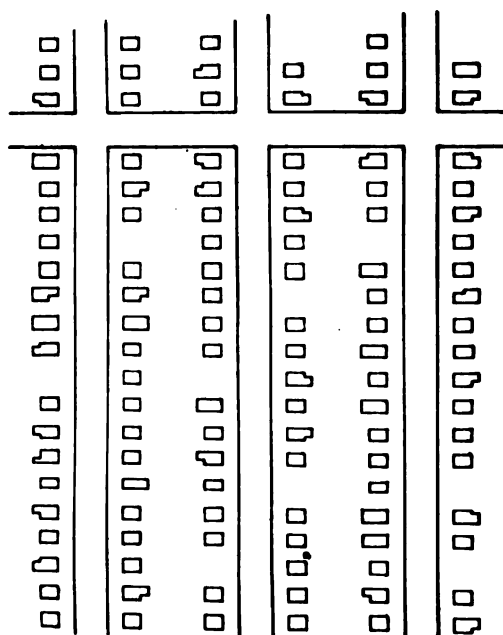
Zoning protects the home. Quiet and freedom from the distraction incident to

When is the time to Zone?

When the residence streets are

Like this?

or Like this?



□ Single Family Dwelling
■ Store

▨ Apartment House
▩ Garage

trade, industry and attendant street traffic are essential to a wholesome home environment.

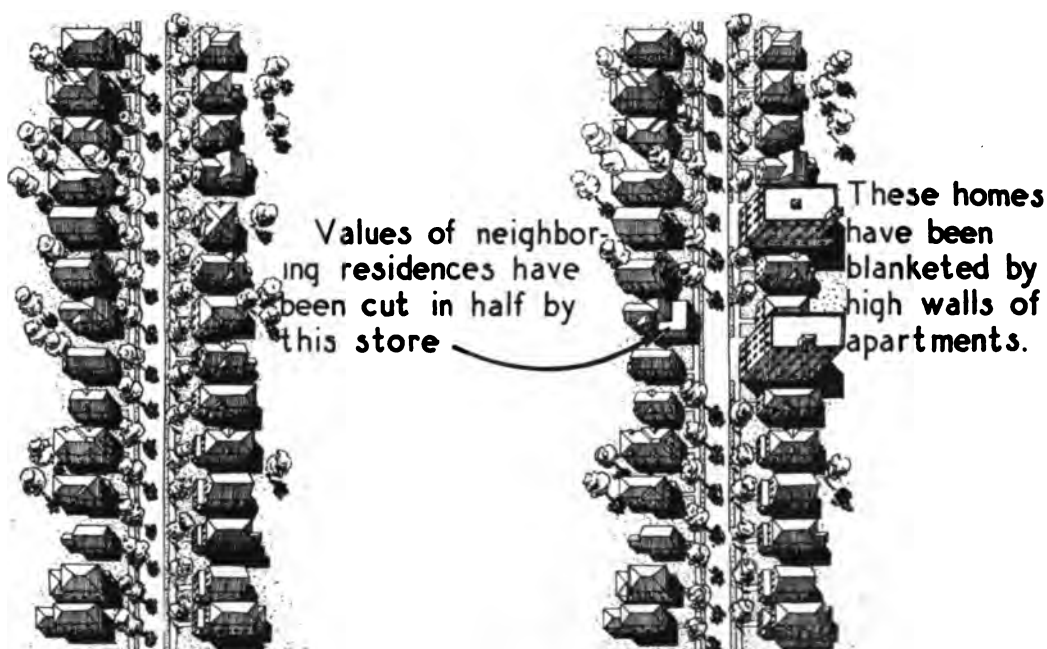
Zoning will establish uniform building lines in the residence sections, thus giving opportunity for a front yard with a lawn and trees and prevent one building from pushing out in front of its neighbors.

Zoning will promote industrial development. It will set aside adequate areas for industries within which the new plant may locate without incurring the criticism and continual complaints of neighboring residents and owners. It will attract to the city and to the home areas near the industrial areas a good and abundant labor supply. The segregation of industries will make it possible to serve the industrial areas more

efficiently and more economically with sewers, trucking routes and freight facilities.

Zoning promotes the health and comfort of the people. Orderly city growth cannot fail to have a marked effect on the physical fitness and vitality of the city's inhabitants. The rapid increase in nervous and organic disorders has some very definite relation to the congestion, noise and confusion incident to the existing haphazard and uncontrolled building development. The New York Zoning Commission said: "The necessity for reducing the stress and strain of city life is becoming more and more apparent. This is essential if the city is to be a place in which our heritage of health and vitality is to be used, conserved and handed down to succeeding generations instead of being abused and exhausted."

The Reason for the Building Line



The high Apartment Houses built out to the sidewalk line cut off light and view from neighboring buildings.

When the entire block is built up with similar Apartments there will be no room for lawn or trees— nothing but pavement and bare brick walls.

OUTLINE OF TENTATIVE ZONE PLAN

THE City of Cleveland is divided into seven classes of use districts. Two of these are residence districts and five are business and industrial districts. In addition to the use districts there are six classes of height districts and five classes of area districts. The height and area districts are superimposed over the use districts. Consequently, each portion of the city is in some one of the seven classes of use districts, in some one of the six classes of height districts and also in some one of the five classes of area districts. The boundaries of the various use, height and area districts are shown on the zone map.

RESIDENCE DISTRICTS

THE two classes of residence districts are:

Class 1a or dwelling house district.

Class 1b or apartment house district.

A building arranged for more than two families may not be constructed in a dwelling house district. One of the chief purposes of the zone plan is to preserve Cleveland as a city of homes. While a certain number of apartment houses are beneficial, they should not be allowed to drive out the private homes. Carefully limited but adequate areas are allowed for apartment house development. The dwelling house districts, permitting the erection of either one or two family dwellings, but excluding apartment houses, will include a considerable proportion of the entire area of Cleveland.

The residence zoning is supplemented by the area district regulations that limit the number of families that may be housed on a given plot of ground and also limit the percentage of lot that may be covered. The area zoning regulations also require side and rear yards for all buildings located within residence districts, whether they are dwellings, apartment houses, churches, schools or other authorized uses. Uniform building lines back from the street line are also prescribed.

The residence district regulations are also supplemented by the height district regulations. A given residence district may be combined now with one and now with

another of the various height and area district classes.

Trade and industry are excluded from the residence districts. Churches, schools, hospitals, philanthropic institutions, clubs and hotels are permitted in the apartment house district, and with certain important limitations as to location, these uses, with the exception of the hotel, are permitted in the dwelling house district.

BUSINESS AND INDUSTRIAL DISTRICTS

THERE are five classes of business and industrial districts:

Class 2a or local retail business district.

Class 2b or business and light manufacturing district.

Class 3a or heavy industry district.

Class 3b or semi-nuisance industry district.

Class 3c or nuisance industry district.

The purpose of this classification is to provide locations for all types of business and industrial use with a minimum of inconvenience and waste and a maximum of efficiency. It is not only necessary to protect the residence sections from invasion by all kinds of trade and industry, but also to protect certain kinds of trade and industry from being injured by proximity to antagonistic or deleterious types. A manufacturer of food preparations may be seriously injured by the location nearby of a fertilizer plant. Moreover certain types of business and industrial use may be located close to good residential sections without material injury while other types if located within a quarter of a mile of such sections are a distinct nuisance. It is only by carefully grading the various trade and industrial uses according to their comparative freedom from nuisance characteristics that an orderly and efficient development of the city may be secured.

In the local retail business (class 2a) district, retail trade, offices and small shops for custom work or for the making of articles to be sold at retail on the premises are permitted. The uses permitted in the residence districts are also permitted in the

local retail business district. Public garages, light manufacturing and bulk storage are excluded from the local retail business district. This district is suitable chiefly for the smaller retail centers adjacent to the residential sections.

The business and light manufacturing (class 2b) district regulations permit in addition to all uses permitted in the local retail business district all kinds of light manufacturing of a non-nuisance character and also public garages, bulk storage and wholesale business. The business and light

district such uses as boiler-making, structural iron works or junk yards are permitted. This district provides for industries that need to be distributed in various industrial sections about the city but are detrimental if immediately adjacent to residences. The nuisance features, usually noise, smoke or odor, extend up to about 1,200 feet from the industry, thus making the vicinity undesirable for certain types of industry and very undesirable for housing.

Class 3c uses include those nuisances that affect a wide area, such as fertilizer plants,



The Apartment House in a Single Family House District

manufacturing district will include most of the central business sections and most of the local business sections along the main traffic arteries and street car lines.

In the heavy industry (class 3a) district all heavy industrial uses of a comparatively non-nuisance type are permitted in addition to all the uses permitted in the residence and business districts. Most of the area appropriate for industrial development extending out through the industrial housing areas along the railroads should be placed in the class 3a district and thus aid in the spreading out of the industries and the industrial population.

In the semi-nuisance industrial (class 3b)

glue manufacture, stock yards, slaughter houses, cement works, etc. In many cities these uses should be excluded from the city so that under a zone plan no district would have to be provided for these nuisance uses. The location of a nuisance district should depend on the prevailing winds, topography and, of course, on existing conditions of use. In Kansas City, stock yards and packing houses are located in the river valley, about 200 feet below the general level of the city. This condition greatly restricts the area affected by the odors from the industry. In Cleveland the upper River valley from the point of view of topography and existing conditions is the

best suited for setting aside as a class 3c or nuisance industrial district, but the prevailing winds and the nearness of the residence sections makes even this location open to objection.

The zoning regulations also provide that such special uses as a cemetery, crematory, aviation field, sewage disposal plant or refuse dump may be located only on application to and with the approval of the board of zoning appeals.

HEIGHT DISTRICTS

THE entire city is divided into six classes of height districts. These districts are superimposed over the use districts. The height regulations impose a maximum building height for each district and also regulate the height of the building with relation to the distance of the front wall of the building from the center line of the street. The maximum height limits are 35 feet, 50 feet, 75 feet, 100 feet, 150 feet and 200 feet. The ratio of the building height to the distance of the front wall of the building from the center line of the street is respectively 1 times, $1\frac{1}{2}$ times, $1\frac{1}{2}$ times, 2 times, 3 times and 4 times. The height districts are termed respectively class H1, H2, H3, H4, H5 and H6. The limitation of height with reference to distance of the building from the center line of the street adopts the offset principle of permitting the building to be erected at the street line to a certain height and then to be built higher, provided it is set back in a prescribed ratio. For example, in class H5 on an 80 foot street a building at the street line may be erected to a height of three times the distance of the building from the center line of the street, or 120 feet, and then by setting back 10 feet may go 30 feet higher or the maximum of 150 feet.

In a class H1 height district the height limit is $2\frac{1}{2}$ stories, but not in excess of 35 feet. The one and two family dwelling and the two story apartment sections will generally be placed in the class H1 district. This class will therefore include most of the residence sections of the city more than two or three miles out from the chief business center.

In the class H2 height district the maximum height is 50 feet. The 50 foot limit

permits the erection of the ordinary four story apartment or the four story store and dwelling building in the local business sections. It will be applied in most of the class 2a or local retail business districts and in certain portions of the residence districts.

In a class H3 height district the maximum height is 75 feet. The height of any wall or portion of the building may not exceed $1\frac{1}{2}$ times the distance of such wall or portion of the building from the center line of the street. In the case of a corner building the height permitted on either street may extend back 100 feet along the other street. The 75 foot limit provides for the ordinary six story building. The class H3 height districts will include most of the local business sections along the main traffic arteries and street car lines and portions of the industrial areas. Part of the residence area included within the apartment house districts will also be included in the class H3 height districts.

In a class H4 height district the maximum height is 100 feet. The 100 foot limit provides for the ordinary eight story building. The class H4 height district will include most of the industrial areas and a portion of the elevator apartment sections.

In a class H5 height district the maximum height is 150 feet. The height of any wall or portion of the building may not exceed three times the distance of such wall or portion of the building from the center line of the street. In the case of a corner building the height permitted on either street may extend back 150 feet along the other street. The 150 foot limit provides for the ordinary twelve story office building. The class H5 district will be applied to a considerable portion of the central business and industrial areas.

In a class H6 height district the maximum height limit is 200 feet. The height of any wall or portion of the building may not exceed four times the distance of such wall or portion of the building from the center line of the street. In the case of a corner building the height permitted on either street may extend back 150 feet along the other street. A 200 foot limit provides for the ordinary 16 story office building. The class H6 district will include only that portion of the central business district

where the most intensive office and hotel development is anticipated.

AREA DISTRICTS

THE entire city is divided into five classes of area districts:

Class A-1 requiring 5,000 sq. ft. of lot area per family.

Class A-2 requiring 2,500 sq. ft. of lot area per family.

Class A-3 requiring 1,250 sq. ft. of lot area per family.

Class A-4 requiring 625 sq. ft. of lot area per family.

Class A-5 requiring 312 sq. ft. of lot area per family.

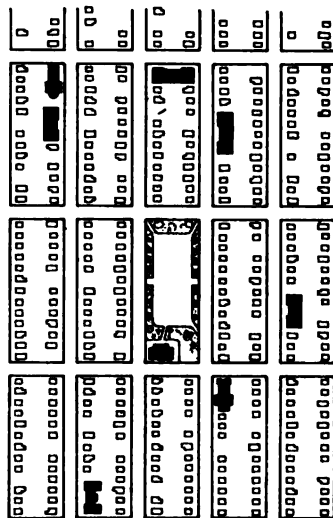
The area districts are superimposed over the use and height districts. The area district regulations are intended to promote an appropriate distribution of population and to resist the tendency toward the congestion of population. They are also intended to secure a more open residential development by limiting the percentage of

lot that may be covered by buildings in residence districts.

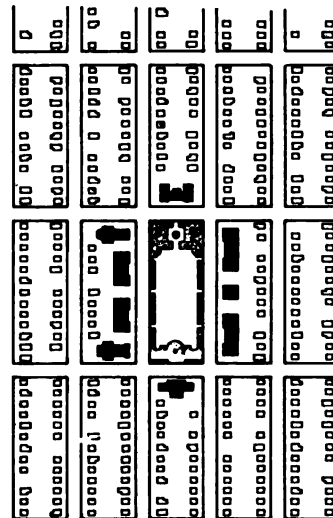
The regulation as to the number of square feet of lot area is based on the number of housekeeping units or families for which the building is arranged or designed. In computing the lot area for this purpose, the area opposite the lot to the center of the street is included. This permits a somewhat more intensive development on the wider streets and on the corner lots. On a street 50 feet wide, a lot 40 feet by 100 feet can be improved with a single family house in a class A-1 district, a two family house in a class A-2 district, a four family house in a class A-3 district, an eight family house in a class A-4 district, and a sixteen family house in a class A-5 district.

The class A-1 district requiring 5,000 square feet of lot area per family is applied in those sections of the city where the single family house is the most appropriate development. Two family houses are not

Shall neighborhood buildings & services such as schools, churches, branch public library, community building recreation building & small park or playground be grouped or scattered ?



Scattered



Grouped

prohibited, but the two family houses would require 10,000 square feet of lot area. This requirement as to lot area and an additional requirement that not over 30 per cent of the area of the lot may be covered by the building will in practice tend to limit construction in class A-1 districts to single family houses.

The residence sections that are generally

Other apartment house areas will be placed in A-4 or A-5 area districts. In residence districts that are within A-3 or A-4 area districts buildings may not cover more than 60 per cent of the area of the lot.

There is no percentage limitation of the lot that may be covered by the building within the business or industrial districts. The percentage limitation applies only

Which town is the more substantial looking ?



The *ONE* building town



In this town a height limit has caused the business district to spread out instead of up.

appropriate for improvement with either one or two family houses will be placed in the class A-2 district, requiring 2,500 square feet of lot area per family. In this district not more than 40 per cent of the area of the lot may be covered by the building.

Most of the apartment house districts will be in the class A-3 district requiring 1,250 square feet of lot area per family.

within the residence districts. The requirement of a certain number of square feet of lot area per family, however, applies to residence buildings whether they are within the residence districts or are constructed within business or industrial districts.

In computing the number of families that may be housed on a given lot area, deduction is made where a portion of the lot is used for business or industrial pur-

poses. Thus in a class A-3 area district where, for example, four families might be housed on a 40 foot by 100 foot lot, if there are two stores on the ground floor, the number of families that can be housed on the lot is reduced by two, or to be exact, there is a reduction of one family for each 1,000 square feet of lot area occupied for business purposes. The ordinary two or three story store and dwelling building is not a desirable type of construction from a public

of the residents because of the nuisance features incident to the normal operations of the factories. While the zone plan does not prohibit the erection of residences even in the semi-nuisance or nuisance industrial districts, it will tend to discourage the erection of dwellings therein for two reasons: First, with definite areas set aside for residences and factories, the financial hazard incident to the placing of residences in a factory zone will, in most cases, serve as a



Excavation Showing Street Sub-surface in New York City. Skyscrapers not only Result in Street Congestion, but in the Congestion of the Sub-surface with a Tangle of Pipes and Wires

standpoint. The regulations as applied will tend to reduce the number of flats that would otherwise be located over stores.

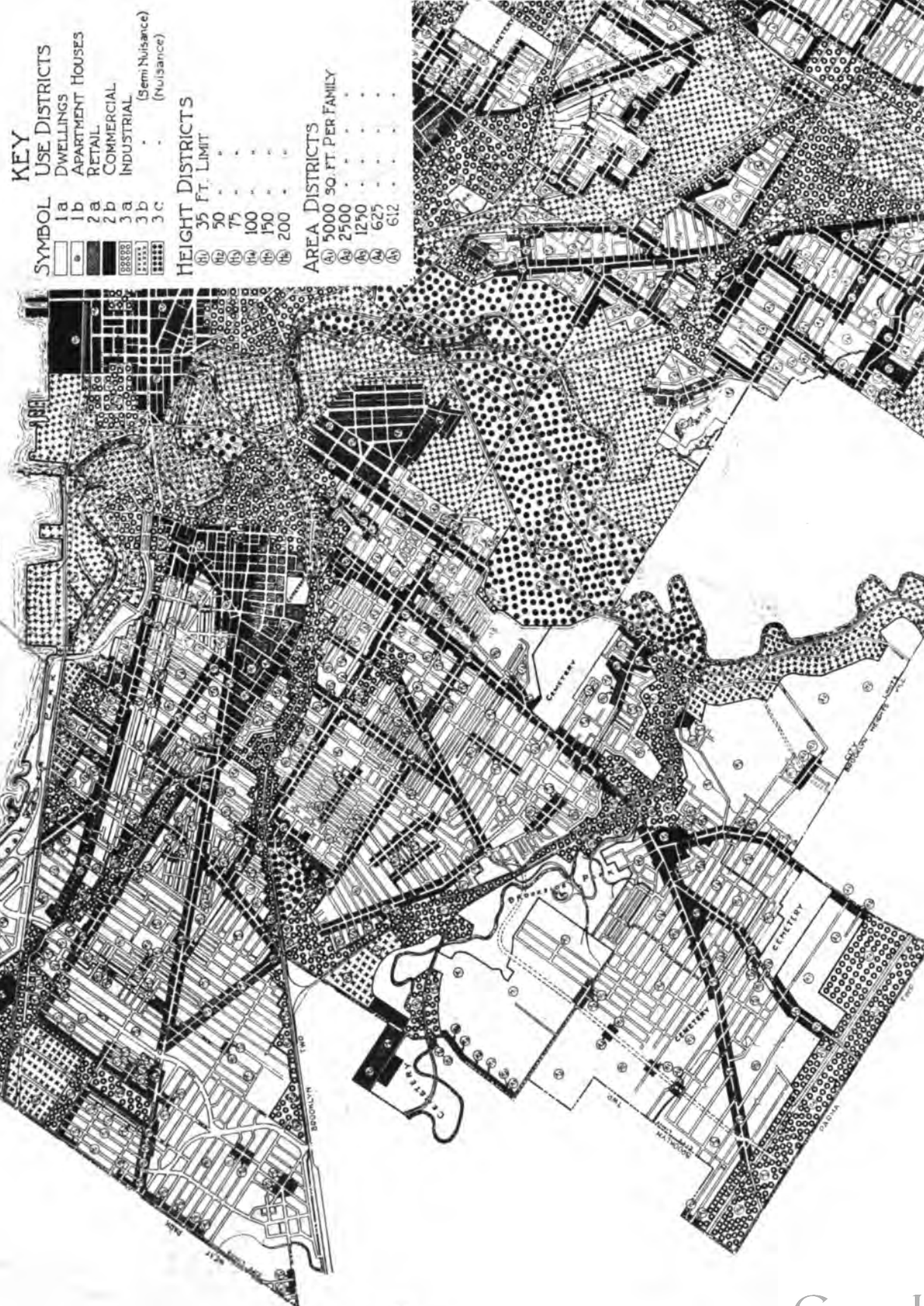
The erection of dwellings or apartment houses is not prohibited in the industrial districts, though for the most part these districts are so located that there would be little tendency to build residences within them. It is, of course, undesirable for many reasons to have residences and factories intermingled. The factories do not create a proper environment for the home, and the nearness of the homes to the factories subject the factory operators to the complaints

sufficient deterrent. Second, the nuisance and semi-nuisance industrial districts will be placed in the A-1 area district which will require 5,000 square feet of lot area per family. This will further tend to make the erection of a residence in one of these districts uneconomic.

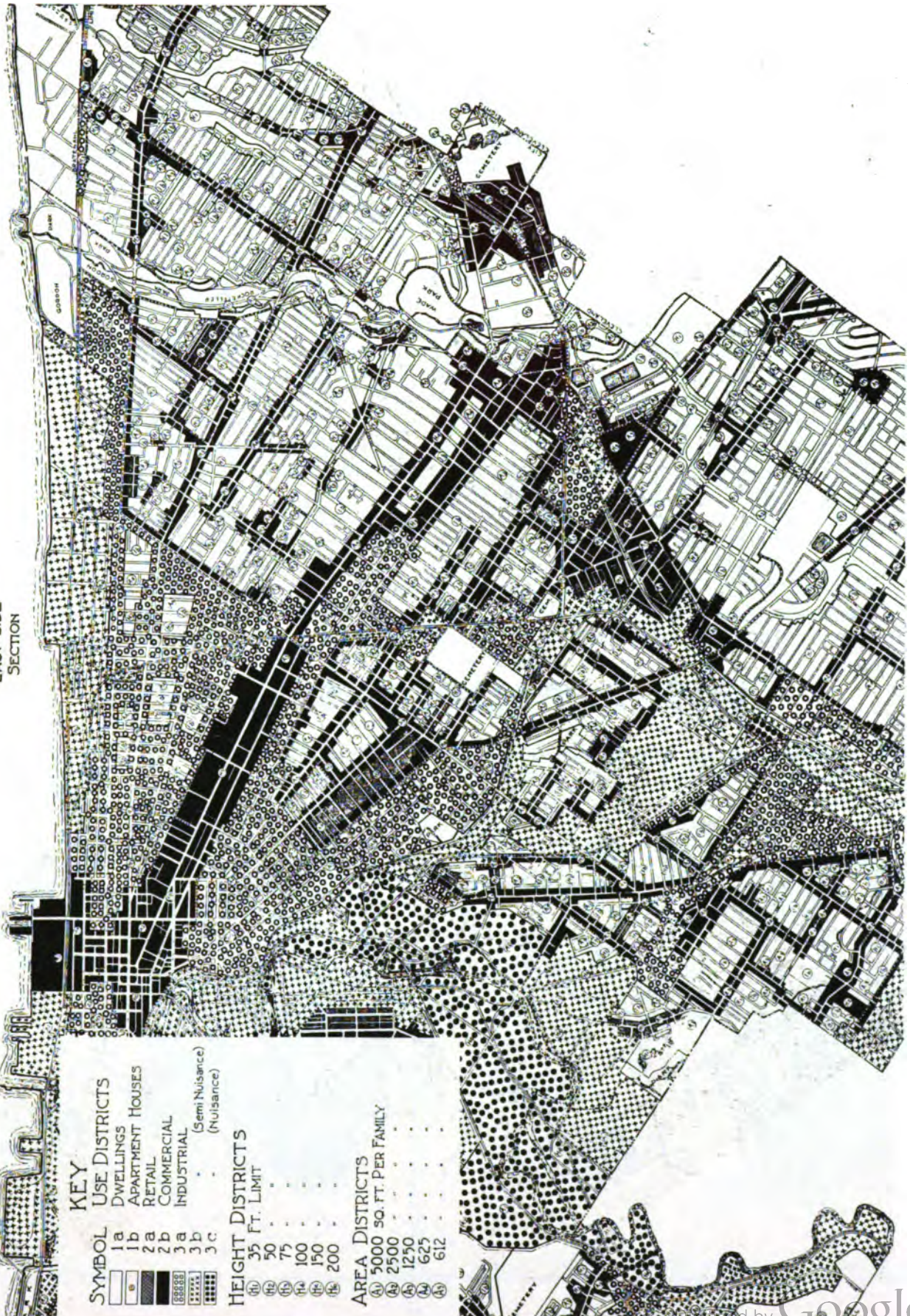
YARDS; BUILDING LINES

SIDE yards and rear yards are required in all residence districts. The width of the side yard shall not be less than one-sixth of the height of the building or not less than four feet in any case. The width

CITY OF CLEVELAND
TENTATIVE ZONE PLAN
1921
WEST SIDE
SECTION



CITY OF CLEVELAND
TENTATIVE ZONE PLAN
1921
EAST SIDE
SECTION



of the rear yard shall equal one-half the height of the building. Forty per cent of the area of the rear yard may be occupied by one story accessory buildings.

In business and industrial districts side yards are not required, but rear yards, with certain important exceptions, are required. No rear yards are required in class 3b or 3c industrial districts. In class 3a industrial districts and in business districts rear yards are not required for corner buildings, but are required on interior lots that are back to back.

The zone plan does not attempt to provide a complete code for the lighting and ventilation of the building. It simply establishes minimum standards for those open spaces about the building that have a relation to the lighting and ventilation of the adjoining buildings as well as to that of the building itself. The zone regulations are thus confined to those things in which adjoining owners have a mutual interest. Side yard, rear yard and front yard spaces are required for the mutual advantage of all owners and occupants of the block. The provision or omission of an interior court,

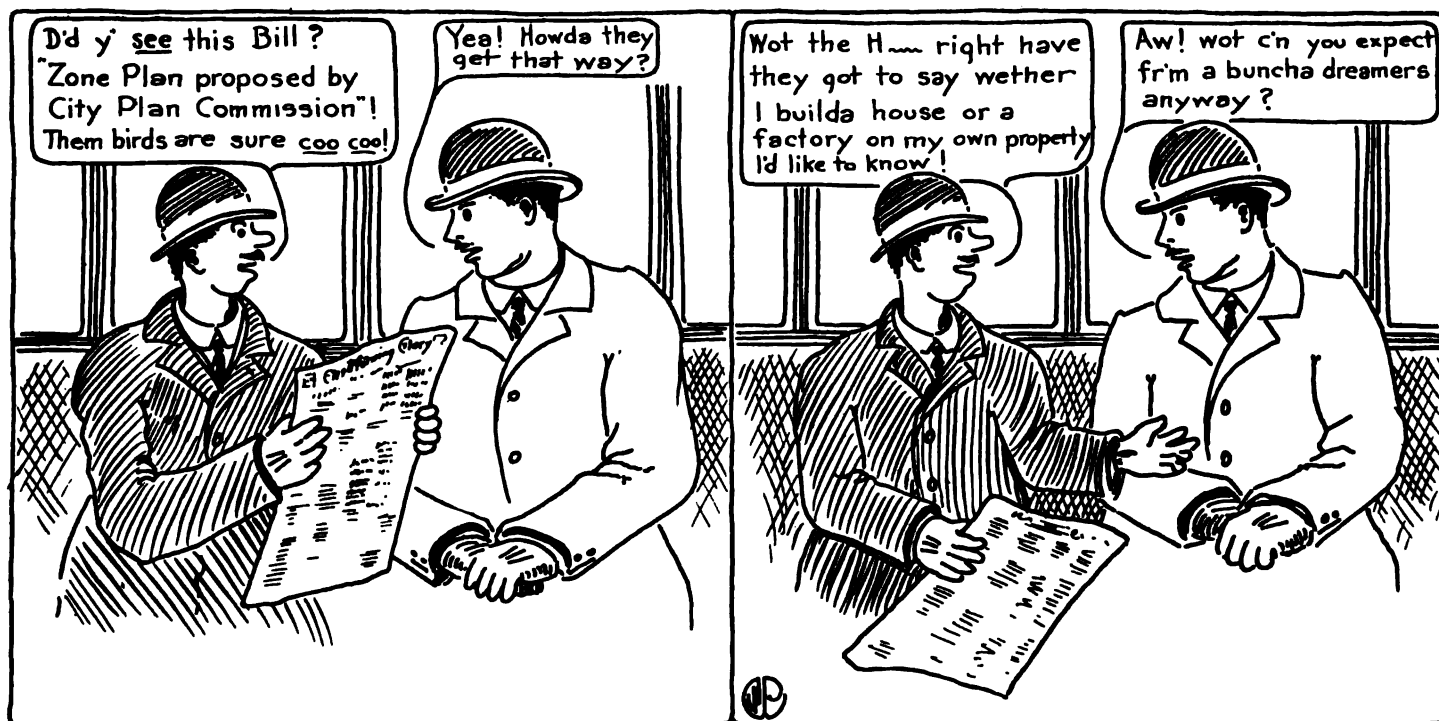
on the other hand, does not affect the neighbor.

Front Yards; Building Lines. The zone plan establishes building lines on street frontages where an open space between the building and the street line is required in the public interest. These building lines, as shown in detail on a special building line map, are imposed generally throughout the residence districts and also where needed and existing conditions will permit in the business and industrial districts.

Cleveland has been generally developed with residences setting well back from the street line, affording adequate room for lawn and trees. This makes a healthful and convenient city as well as a beautiful city. Grass and trees make an attractive home environment and are almost essential to a normal and healthful development of the child.

Occasionally, in a detached residence section, an apartment house disregards the existing building line and is erected at or near the street line. This cuts off light and air from the neighboring buildings and if it becomes a type will entirely change the

WHEN IT HAPPENS TO YOU



character of our residence sections. Cleveland will tend to reproduce conditions obtaining in certain other cities where there are great areas with apartment houses erected right on the street line and without a bit of vegetation—nothing but the pavement and the bare brick walls. We can prevent the reproduction of such conditions in our residence sections by maintaining the existing building lines.

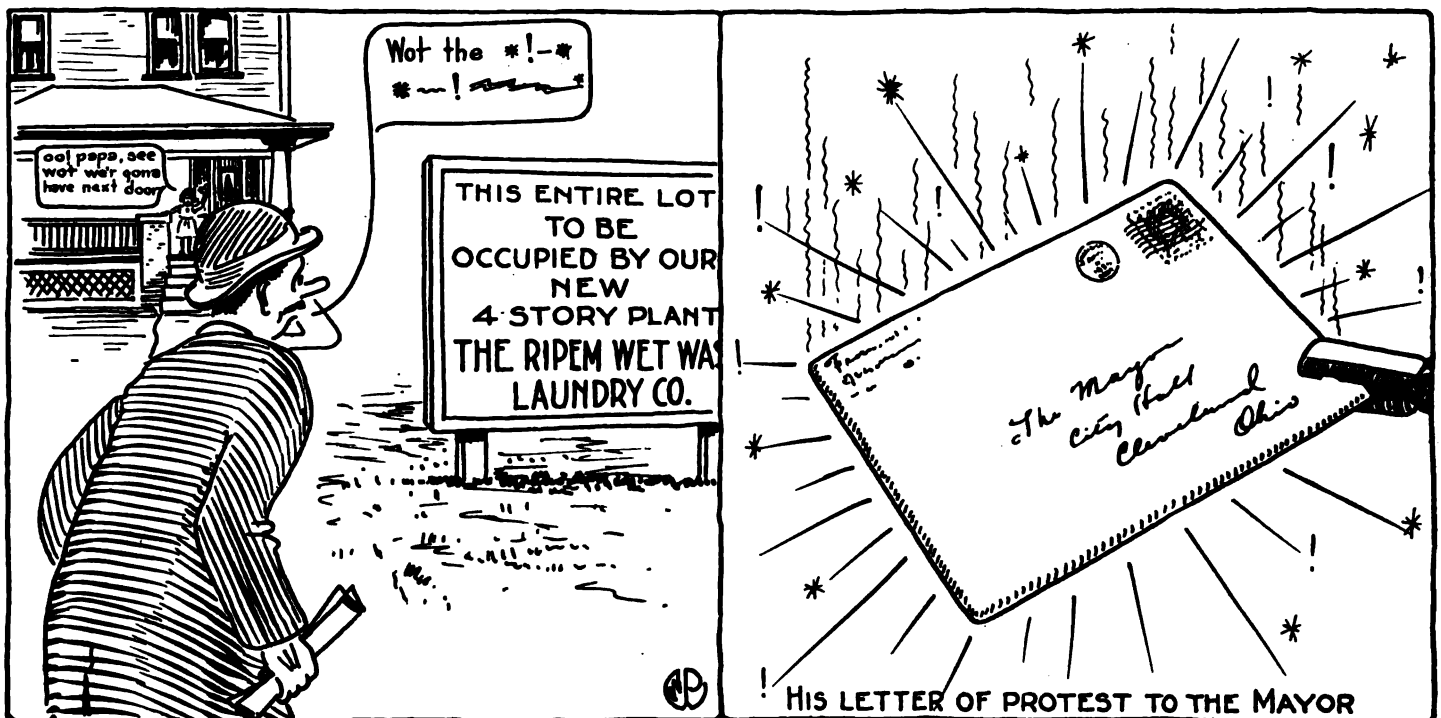
CLASSIFICATION OF USES

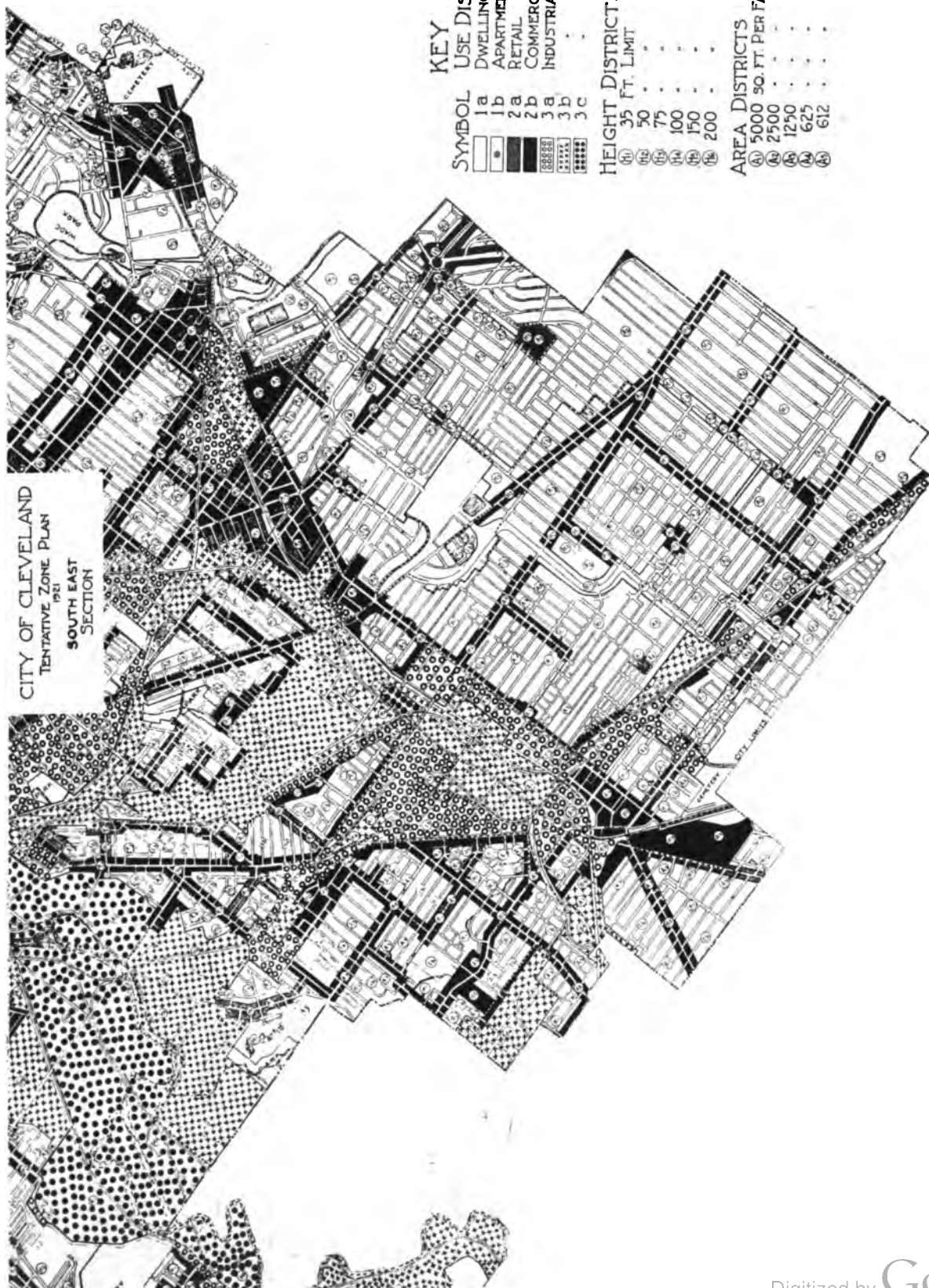
THE classification of uses which is a part of the zoning ordinance divides the various uses of property into groups, classes and subdivisions. The use classes correspond to the use districts. Each use class lists the uses for which the corresponding use district class is specially designed to provide. Starting with the private dwelling, the classification enumerates the various kinds of residential use and then the business and industrial uses graded and arranged according to their comparative freedom from nuisance characteristics. In the hierarchy of uses the dwelling comes first and garbage reduction and fertilizer plants last.

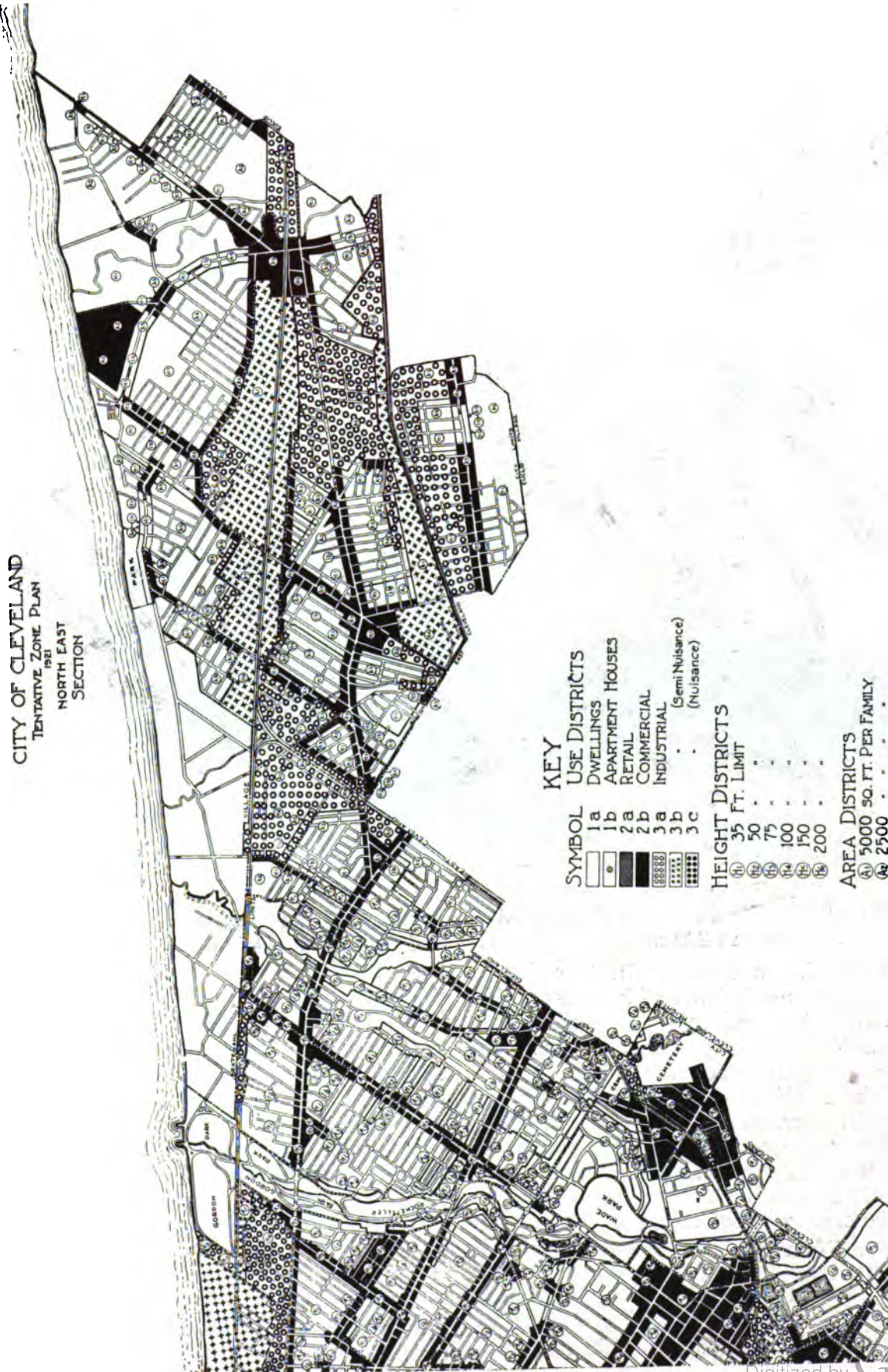
NON-CONFORMING USES

THE zoning ordinance does not affect existing uses of property. A use or building existing at the time of the passage of the zoning ordinance which does not comply with the regulations of the use district in which it is located is called a non-conforming use. Such use or building may be continued, though not conforming to the use district regulations. The zoning ordinance is not retroactive. If, for example, there is a store in an area that under the zoning ordinance is included in a residence district the store may nevertheless be continued. A non-conforming use may also be changed subject to the general rule that, if changed, it must be to a higher use as listed in the classification of uses. If, however, the non-conforming use is a class 3b (semi-nuisance) use or class 3c (nuisance) use it may not be changed unless to a conforming use. A change to another use listed in the same subdivision of the classification is not deemed a change of use under the ordinance. Thus a change from a grocery store to any other kind of a retail store or shop would technically be deemed a continuance

— IT'S DIFFERENT







of the existing use. A building housing a non-conforming use may not be structurally altered to an extent exceeding during any ten year period 60 per cent of the assessed value of the building.

While, therefore, an existing non-conforming use may be continued, the limitations imposed on a change of use and on the reconstruction of the building housing the non-conforming use will eventually bring about the elimination of the non-conforming use.

zoning appeals created by the ordinance to make minor modifications and exceptions to the general rules and regulations established by the ordinance.

AMENDMENT OF ZONE PLAN

THE Council will have full power to amend or supplement the zoning plan. Minor changes will be necessary to correct imperfections in the plan. Other amendments will be required to meet changing conditions of city growth. It is to be ex-



A Public Garage on Clifton Boulevard. The First Invasion of a Fine Residence Street.

ENFORCEMENT; BOARD OF ZONING APPEALS

THE zoning ordinance will be enforced by the commissioner of buildings. No building permit will be issued unless the building and its proposed use conform to the zoning regulations.

In the application of the zoning many cases will arise, especially near the dividing line between two use districts, where the strict letter of the zoning regulations may properly be modified. This can be done in specific cases without injury to the general public purposes of the ordinance, while at the same time avoiding unnecessary injury to the individual owner. Strictly limited discretion is therefore lodged in a board of

pected that the plan will be supplemented and changed when certain fundamental factors affecting the physical structure of the city have been more fully worked out.

While provision should be made for necessary changes, the method of such change should be safeguarded so as to prevent hasty and ill-considered action. A zone plan in order to afford the protection for which it is designed should be fairly permanent. Those who build in accordance with its provisions should feel reasonably sure that their investment will not be jeopardized by changes in the district lines. On the other hand, the method of change should not be so difficult as to make it impractical to conform the zone plan to

changing conditions of city growth.

Under the zoning ordinance any amendment proposed must be referred by the council to the city plan commission and unless such amendment is approved by the city plan commission it will require a four-fifths vote of the council to pass the amendment. A similar four-fifths vote is required

if there is a protest against the amendment, signed by the owners of 20 per cent of the land adversely affected by the proposed change. If an amendment is proposed by the petition of the owners of 50 per cent of the land in an area proposed to be changed the council must vote on the amendment within 90 days.



Some Consideration for Neighbor Essential
to Community Welfare



An Apartment House Projecting to the Sidewalk Line in Front of the Private Residences.



A Store on a Residence Street.

WASTE IN CITY BUILDING !



Owing to haphazard city growth
hundreds of perfectly good buildings
go to the dump each year .

[illegible]

MAC 1630:27 Cio 1921
The Cleveland zone plan; report
Loeb Design Library A
3 2044 026 940

Cleveland

189499

